



**Office of the
Kingston Planning Board**
Kingston Town House
26 Evergreen Street
Kingston, Massachusetts 02364

Meeting Minutes of July 11, 2022

Approved 8/21/23

Members:

Tom Bouchard, Chair
Dave Gavigan, Vice Chair
Joanne Cullen, Clerk
Bob Gosselin, Member
Jonathan Barnett, Member
Rich Kenney, Alternate Member

Staff:

Valerie Massard, Town Planner
Casey Pupek, Assistant Town Planner*

Chair Dave Gavigan called the meeting to order at 7:08 PM

ROLL CALL

Dave Gavigan: Present
Joanne Cullen: Present*
Bob Gosselin: Present

Jon Barnett Tom Bouchard and Rich Kenney were not present.
*remote participation.

MEETING MINUTES

None were available for review.

DISCUSSIONS

Continued Public Hearing Rader Properties, Inc. for approval of Special Permit and site plan for proposed use of adult-use marijuana cultivation, product manufacturing, and sales at 30 Independence way (Map 12, Lots 3-2). Written request from Applicant to continue the hearing until July 25, 2022.

Motion to continue the hearing to July 25, 2022 at 7:01 PM: Bob Gosselin
Second: Joanne Cullen
All in Favor
Vote: 3-0-0

ANR Plans:

Divide Map 49 Lot 139 into a buildable lot, 10 Blair Drive, and one parcel to be conveyed to lot 49-142-1; conforms to zoning, dog leg shape to some extent is related to location of the driveway.

Motion to endorse the plan: Bob Gosselin
Second: Joanne Cullen
All in Favor
Vote: 3-0-0

Division Map 48 Lot 17 into five buildable lots on Howland's Lane. Original multi-family special permit was withdrawn; this ANR plan conforms to zoning and appears to be a valuation plan while alternatives are explored for the property.

Motion to endorse the plan: Bob Gosselin
Second: Joanne Cullen
All in Favor
Vote: 3-0-0

New/Old Business

Correspondence to Kingsbury Square Plaza on Starbuck's queue scheme, concerns around peak hour wrapping of the queue around Rockland Trust almost all the way to the intersection at Summer Street, as well as the egress of the parking lot v. oncoming users of the Starbucks going around the queue could lead to a collision. The parking lot has been re-stripped to allow for straight and right-turn out of the right-hand exit lane, which is an improvement – we have asked them to take down the old right-turn only lane sign internal to the parking lot to be consistent. The Citizens ATM appears to have pulled a building permit.

Upcoming meetings – will plan on taking a summer meeting break by skipping the last meeting in August after some discussion.

Granite curbing is delayed by nearly a year according to the Developer; we expect a lot release request for Greystone Village soon.

Bob Gosselin inquired about the façade of the rear of the building at 121 Main Street – Planning and Building staff met with the Developer and Valerie Massard asked him to specifically make architectural changes to the building features in addition to landscaping. The Developer indicated that he will bring in Bill Forniciari to sort out best options, and we need to see both together to understand the impacts.

Motion to adjourn: Bob Gosselin
Second: Joanne Cullen
All in Favor
Vote: 3-0-0

Meeting adjourned approximately 7:25 PM

Next meeting to be held Monday, July 25, 2022.

Materials discussed/reviewed at this meeting:

- Agenda for July 11, 2022
- ANR plan Blair Drive, with staff report by Casey Pupek
- ANR plan Howlands Lane, with staff report by Casey Pupek